



# City of Lake Charles

326 Pujo Street  
P.O. Box 900  
Lake Charles, LA  
70602-0900

## Meeting Agenda

### Planning and Zoning Commission

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Monday, February 9, 2026

5:00 PM

Council Chambers

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#### OPEN MEETING

#### ROLL CALL

#### MINUTES OF PREVIOUS MEETING

#### SPECIAL ANNOUNCEMENTS

#### COMMISSION BUSINESS

##### **ANX 25-07**

##### **CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT: MY PLACE BP PROPERTIES LLC/CITY OF LAKE CHARLES**

**SUBJECT:** The applicant is requesting annexation approval of 2.02-acres M/L, and generally described as **4607 W. Prien Lake Road (including lot on Northside)**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the proposed annexation is under review by the Registrar of Voters office and the Tax Assessor Office for Annexation Certification.

##### **ANXZON 25-07**

##### **CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT: MY PLACE BP PROPERTIES LLC/CITY OF LAKE CHARLES**

**SUBJECT:** The applicant is requesting a zoning classification of Residential Zoning District of 2.02-acres M/L, and generally described as **4607 W. Prien Lake Road (including lot on Northside)**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the proposed zoning classification of Residential is consistent with the current zoning classification of the Parish of Calcasieu (R-1). Therefore, staff finds the request reasonable and acceptable for passage.

##### **PREFNL-MAJ -VAR 25-23**

##### **LAKE CHARLES SUBDIVISION REGULATIONS**

**APPLICANT: MY PLACE BP PROPERTIES LLC (MY PLACE BP PROPERTIES SUBDIVISION)**

**SUBJECT:** Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to subdivide a 2.02-acre tract of land into eight (8) residential lots including a Major Conditional Use Permit for private drive access and Variance for private drive to exceed 200ft. in length, within a Residential Zoning District. Location of the request is **4607 W. Prien Lake Road (including lot on Northside)**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting to subdivide a 2.02-acre tract of land into eight (8) residential lots including a Major Conditional Use Permit for private drive access and Variance for private drive to exceed 200ft. in length, within a Residential Zoning District. Any approvals are conditioned on the applicant adhere to any recommendations or infrastructure improvements set forth by the

Department of Engineering and Public Works.

**PREFNL  
26-01**

**LAKE CHARLES SUBDIVISION REGULATIONS**

**APPLICANT:** HOFFPAUIR PROPERTIES (CONTRABAND COVE SUBDIVISION)

**SUBJECT:** Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to subdivide a 5.5-acre tract of land into five (5) commercial tracts, within a Business Zoning District. Location of the request is the **Northeast section of L'Auberge Blvd. @ Contraband Parkway.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the applicant is requesting to subdivide a 5.5-acre tract of land into five (5) commercial tracts, within a Business Zoning District. The lots created meet the minimum lot size for development therefore staff recommends approval. Any approvals are conditioned on the applicant adhere to any recommendations or infrastructure improvements set forth by the Department of Engineering and Public Works.

**MCU 26-01**

**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT:** ERIC COLEMAN

**SUBJECT:** Applicant is requesting a Minor Conditional Use Permit in order to establish a Bed and Breakfast in an existing residential structure, within a Residential Zoning District. Location of the request is **1400 Bank Street.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the applicant is requesting to establish a Bed and Breakfast in an existing residential structure in a Residential Zoning District. Staff's review revealed that the proposal is bordered on all sides by what appear to be single family residential properties. Based on Sec 5-301 (3)(vii)(aa) A Bed and Breakfast use is only allowed within the Historic District. Therefore, staff denies this request so it can be heard before the Planning Commission with the variances for this item.

**MAJ-VAR  
26-01**

**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT:** CHUCK STENBECK

**SUBJECT:** Applicant is requesting a Major Conditional Use Permit (Sec. 24-5-303(b)(v)) in order to establish a runway matting facility in an existing commercial structure including Variances to 1) allow use on local street vs. required location adjacent to and has access to an arterial or collector street; and 2) allow resin and paint application to matting product, within a Mixed Use Zoning District. Location of the request is **2925 Industrial Avenue.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the applicant is requesting to establish a runway matting facility in an existing commercial structure with Variances to 1) allow use on local street vs. required location adjacent to and has access to an arterial or collector street; and 2) allow resin and paint application to matting product. Staff's review revealed the property is bordered to the North by a railroad, to the West and East by commercial properties, and to the South by a Residential neighborhood.

**MAJ-VAR  
26-02**

**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT:** LEGACY HOME DEVELOPMENT

**SUBJECT:** Applicant is requesting a Major Conditional Use Permit (Sec 5-302(3)(b)(iv)) in order to construct two (2) duplexes with Variances (Sec. 4--206) for a rear setback of 8'8" vs. the required 10' and a bufferyard reduction of 10' vs the required 15' along the South property line, within a Neighborhood Zoning District. Location of the request is the **Westside 1300 Blk. Mayo Street (1309 Mayo St.).**

**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting to construct two (2) additional duplexes for a total of eight (8) units with Variances (Sec. 4--206) for a rear setback of 8'8" vs. the required 10' and a bufferyard reduction of 10' vs.

the required 15' along the South property line, within a Neighborhood Zoning District. The property is bordered to the North, South, and East by what appear to be single family residential properties and to the West by the what appears to be a multifamily property. If approved the proposal will need to meet all requirements for landscaping as outlined in Sec 5-210 in the zoning ordinance.

**SPC 26-01****CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE****APPLICANT:** NATHAN RAMIREZ/SERVWELL NATIONAL**SUBJECT:** Applicant is requesting a Special Exception (Sec. 24-4-206) in order to reduce required four (4) parking spaces to three (3) for existing oil change business, within a Business Zoning District. Location of the request is **4820 Nelson Road**.**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting to reduce required four (4) parking spaces to three (3) for existing oil change business due to the addition of an unpermitted structure that eliminated the use of a required parking space. Staff can find no evidence of hardship and therefore cannot forward a position of support.**VAR 25-54****CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE****APPLICANT:** JESSE CARMEN**SUBJECT:** Applicant is requesting a Variance (Sec. 24-4-205) in order to re-construct a metal shop accessory building without a principal structure, within a Business Zoning District. Location of the request is **623 Martin Luther King Hwy**.**STAFF FINDINGS:** The on-site and site plan reviews revealed that the applicant is requesting to reconstruct a metal shop accessory building without a principal structure. Staff's review revealed the structure will ultimately be the only structure on the property but as it will be for personal storage use and not commercial use is considered an accessory structure. If approved, staff recommends the building have a non-metal front façade material, parking configuration be provided in accordance with Sec. 24-5-208 and provide landscaping in accordance with Sec. 24-5-210 in zoning ordinance. Additionally, applicant must receive DOTD approval.**VAR 26-11****CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE****APPLICANT:** ASHTON LEDE**SUBJECT:** Applicant is requesting a Variance (Sec. 24-4-205) in order to eliminate the landscaping requirements for a single-family parcel (two Class A trees), within a Mixed Use Zoning District. Location of the request is **2989 Mount Talbot Street**.**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting to eliminate the landscaping requirements for a single-family parcel (two Class A trees), within a Mixed Use Zoning District. Staff can find no evidence of hardship and therefore cannot forward a position of support.**VAR 26-12****CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE****APPLICANT:** ERIC COLEMAN**SUBJECT:** Applicant is requesting a Variance (Sec. 24-4-205) in order to establish a Bed and Breakfast that is not located within a historic district, within a Residential Zoning District. Location of the request is **1400 Bank Street**.**STAFF FINDINGS:** The on-site and site plan reviews revealed that the applicant is requesting to establish a Bed and Breakfast in an existing residential structure in a Residential Zoning District. Staff's review revealed that the proposal is bordered on all sides by what appear to be single family residential properties. Based on Sec5-301 (3)(vii)(aa) A Bed and Breakfast use is only allowed within the Historic District. Therefore, a variance is required to establish this use.**VAR 26-13****CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT:** NIC DUBOIS

**SUBJECT:** Applicant is requesting a Variance (Sec. 24-4-205) in order to maintain an unpermitted accessory portable building located on a collector street for a temporary period, within a Mixed Use Zoning District. Location of the request is **707 E. School Street.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting to maintain an unpermitted accessory portable building located on a collector street for a temporary period, within a Mixed Use Zoning District. Applicant is requesting a duration of 6 months to continue the temporary storage.

**VAR 26-14**

**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT:** CRAIG BRYANT

**SUBJECT:** Applicant is requesting a Variance (Sec. 24-4-205) in order to maintain an unpermitted front carport addition 2' from front property line vs. required minimum 30', within a Neighborhood Zoning District. Location of the request is **806 N. Prater Street.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting to maintain an unpermitted front carport addition 2' from front property line vs. required minimum 30', within a Neighborhood Zoning District. Staff's review found several similar front setback encroachments on the block.

**VAR 26-15**

**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT:** MOSS REED ARCHITECTS, LLC

**SUBJECT:** Applicant is requesting a Variance (Sec. 24-4-205) in order to construct a new church with a 13' landscape buffer along street frontage vs. required 15', within a Residential Zoning District. Location of the request is **5497 Weaver Road.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting to construct a new church with a 13' landscape buffer along street frontage vs. required 15', within a Residential Zoning District.

**OTHER BUSINESS**

**ADJOURN**

October 15, 2025

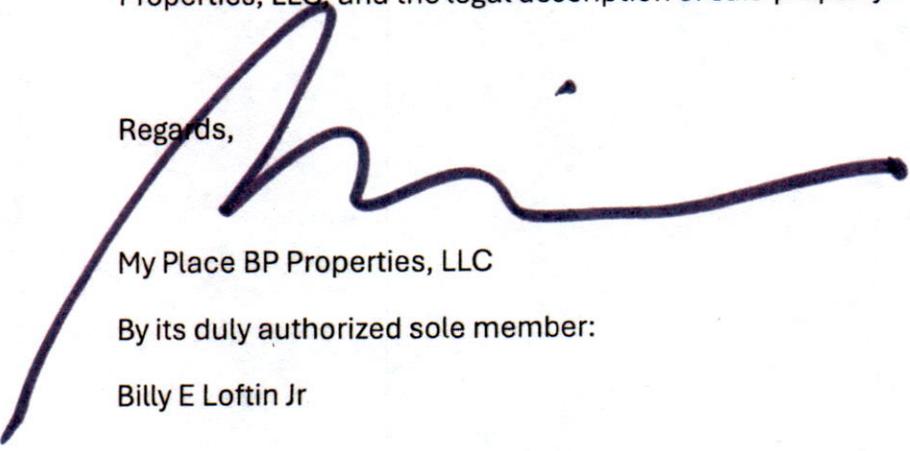
City of Lake Charles

Re: 4607 W Prien Lake Road, Lake Charles, LA 70605

Please accept this letter as a request to annex the referenced property into the City of Lake Charles.

Attached is a filed copy of the Cash Warranty Deed reflecting ownership by My Place BP Properties, LLC, and the legal description of said property.

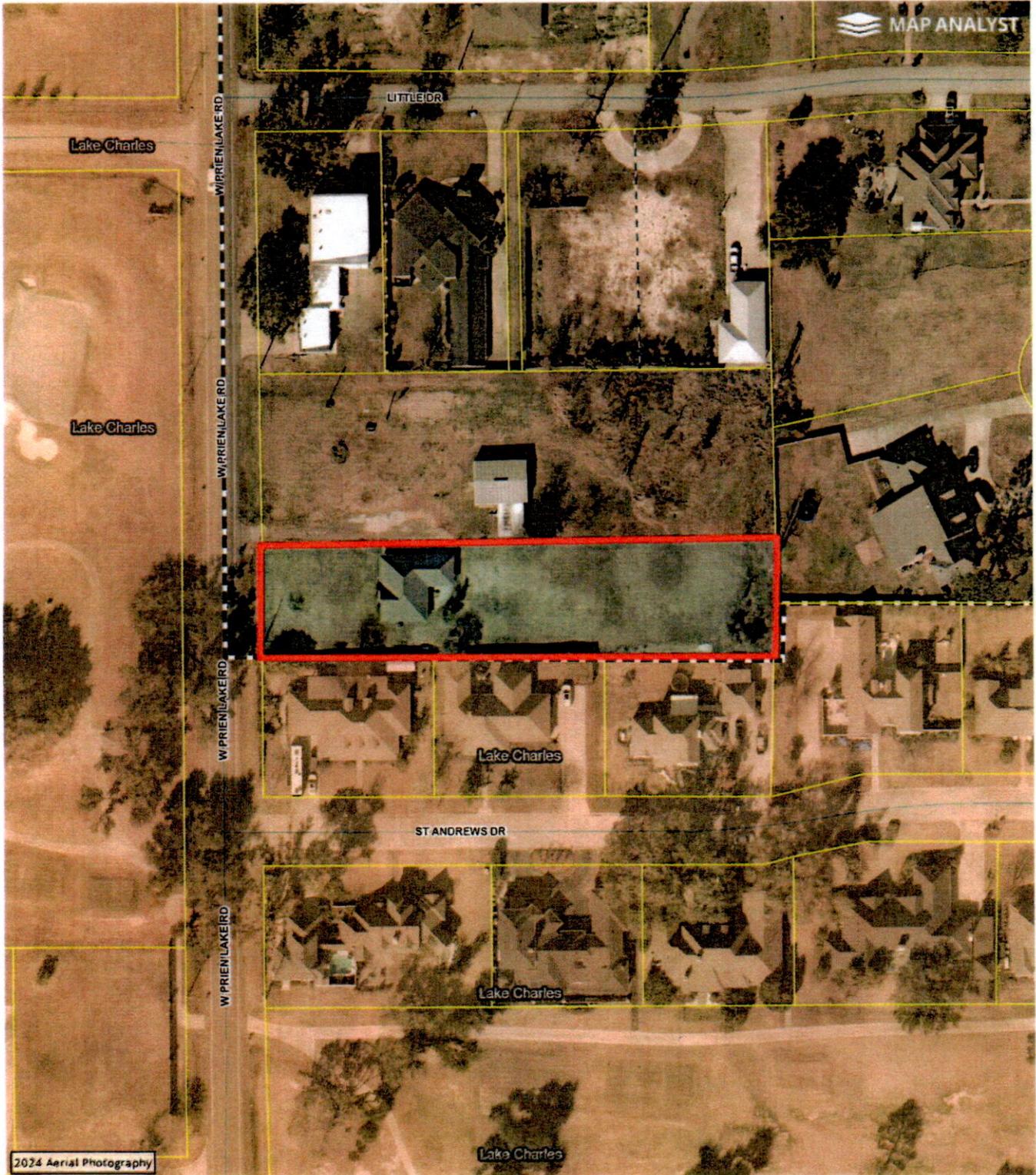
Regards,



My Place BP Properties, LLC

By its duly authorized sole member:

Billy E Loftin Jr



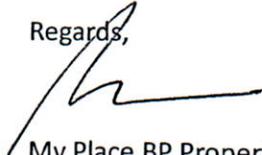


City of Lake Charles

Re: 4607 W Prien Lake Road, Lake Charles, LA 70605

Please accept this correspondence as a Letter of Intent for a private drive subdivision which will exceed the 200' private drive length, as per the attached proposed Plat.

Regards,

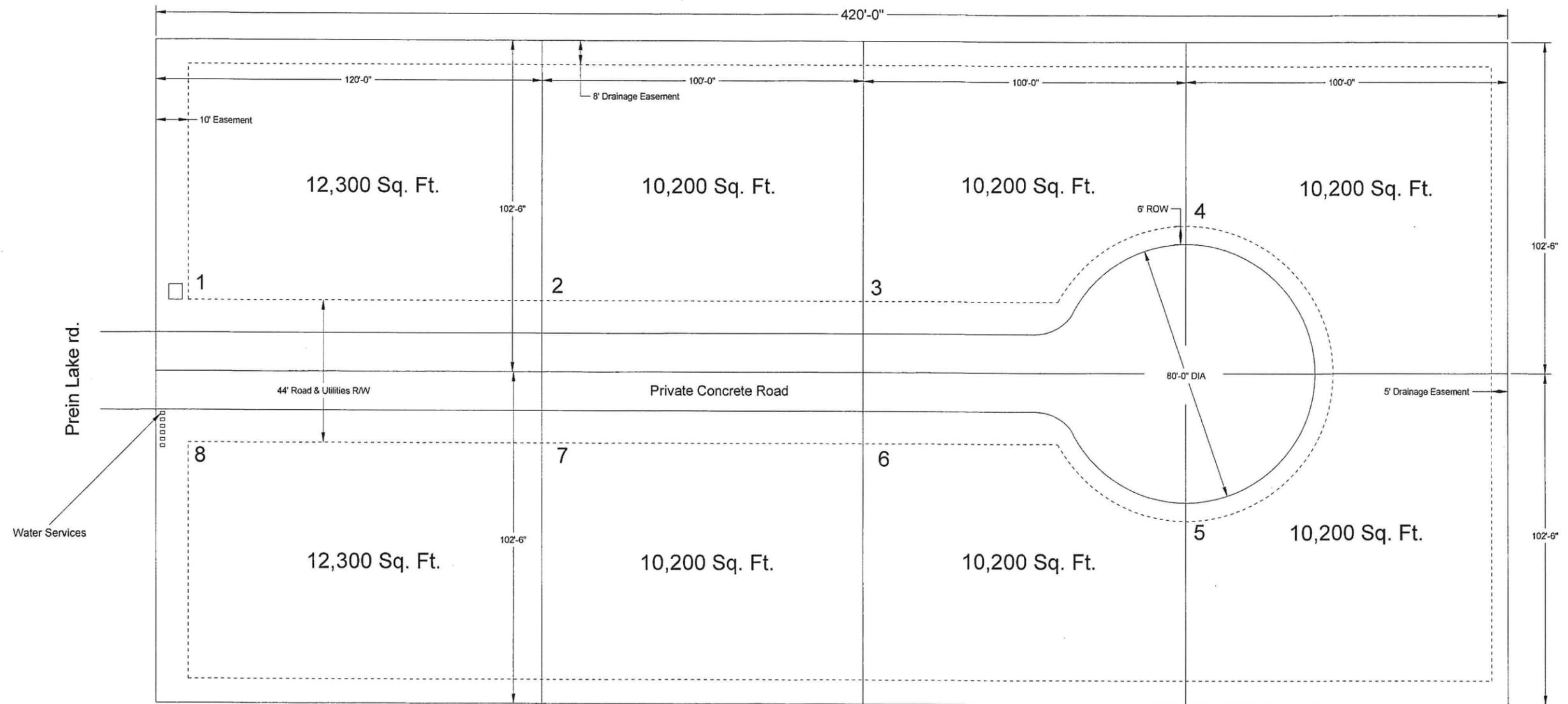


My Place BP Properties, LLC

By its duly authorized sole member

Billy E Loftin Jr

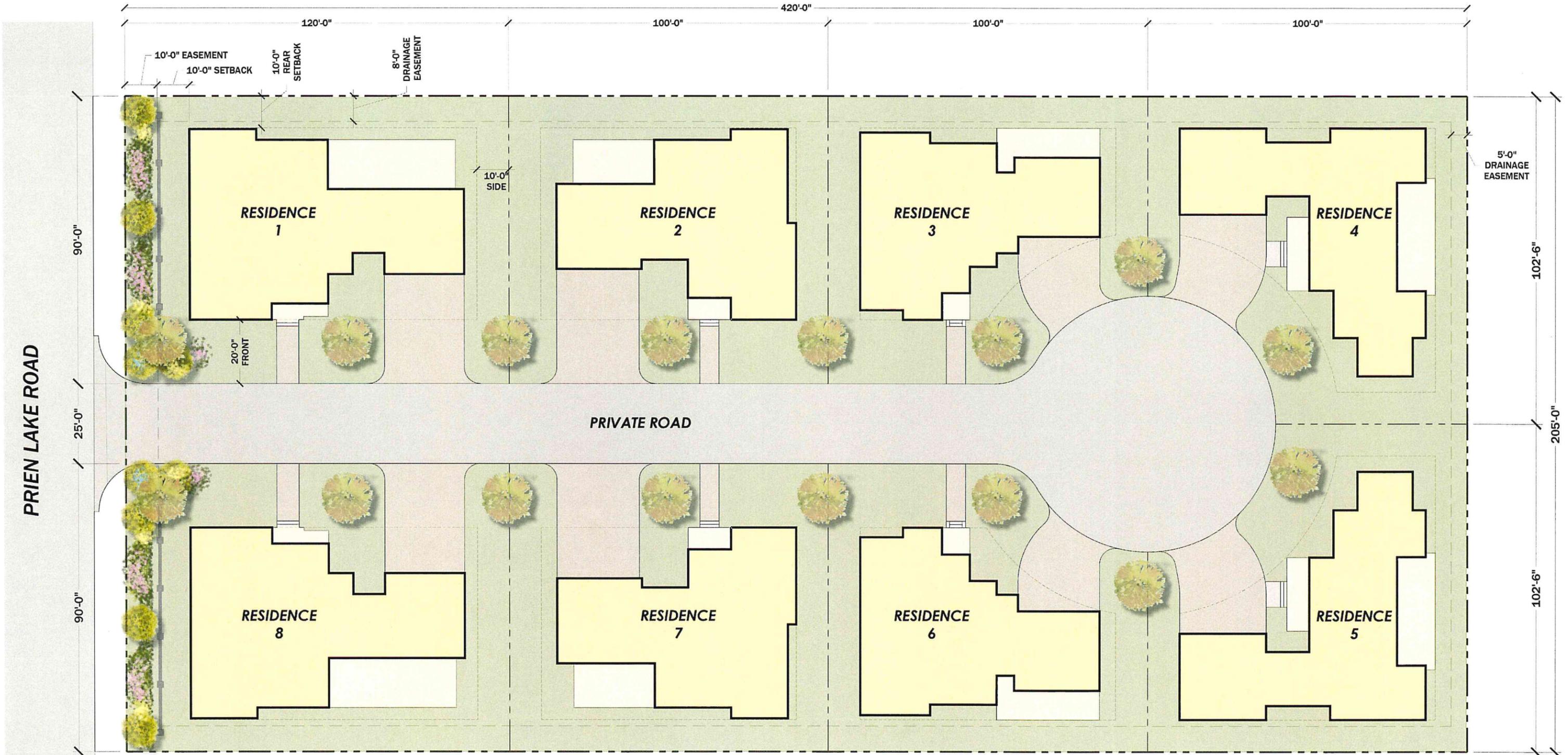
10/30/25



4607 Prien Lake Rd.  
 Purposed Subdivison

8 Lots  
 Private Road

Scale : 1/16" = 1'



**PROPOSED PRIVATE SUBDIVISION FOR: 4607 PRIEN LAKE ROAD**

2995 L'AUBERGE BOULEVARD  
HOFFPAUR PROPERTIES

PRELIMINARY SUBDIVISION PLAT

SHOWING EXISTING IMPROVEMENTS AFTER BUILDING DEMOLITION

EXCEPTIONS FOR RIGHTS-OF-WAYS, SERVITUDES & EASEMENTS

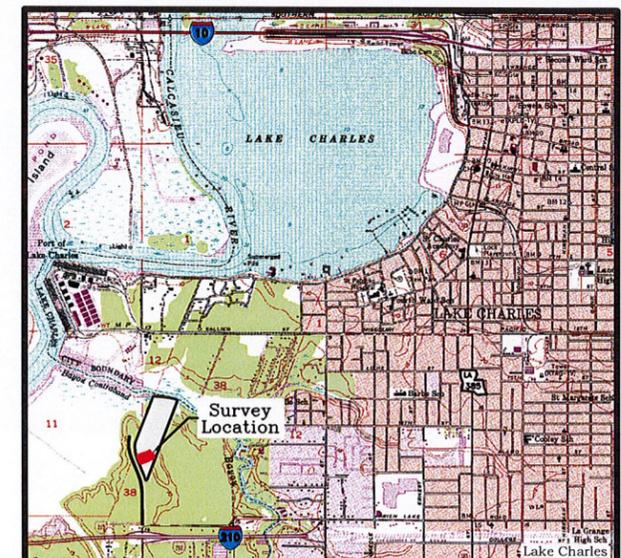
9. Multiple Servitude Agreement, dated July 7, 2014, by and between Lake Charles Hotel Resorts Group, L.L.C. and Southland Capital, L.L.C., filed for record on July 8, 2014, in Conveyance Book 3968, page 168, records of Calcasieu Parish, Louisiana. Does affect subject property as plotted hereon.
10. Right-of-way in favor of Entergy Gulf States Louisiana, L.L.C., dated May 14, 2015, filed for record on June 1, 2015, in Conveyance Book 4039, Page 145, records of Calcasieu Parish, Louisiana. Does affect subject property as plotted hereon.
11. Multiple Servitude Agreement, dated January 27, 2016, by and between Prien Lake Hospitality, L.L.C., Southland Capital, L.L.C., and Lake Charles Hotel Resorts Group, L.L.C., filed for record on January 28, 2016, in Conveyance Book 4091, Page 456, records of Calcasieu Parish, Louisiana. Does not affect subject property, but is plotted hereon.

December 23, 2025

STANDARD TOPOGRAPHIC SYMBOLS & LINETYPES LEGEND

□ ELECTRICAL BOX	○ SEWER CLEANOUT	— UG ELECTRICAL
□ LIGHT POLE	▣ GRILLED DROP INLET	— GAS MAIN
⊙ WATER METER	▭ CURB INLET	— WATER MAIN
⊕ WATER VALVE	⊥ GROUND-MOUNTED SIGN	— SEWER MAIN
⊕ FIRE HYDRANT	● PROPERTY CORNER	— SEWER MAIN
⊕ TRAFFIC POLE	⊠ LDH R/W MARKER	— STORM DRAIN
⊕ GAS METER		— CHAINLINK FENCE
⊕ GAS VALVE		— ROAD CENTER LINE
⊕ TELEPHONE MANHOLE		— R/W LINE
⊕ SEWER MANHOLE		— PROPERTY LINE
		— SERVITUDE LINE
		— FLOOD ZONE LINE

**PRELIMINARY**  
THIS DOCUMENT IS PRELIMINARY AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.  
D. W. Jessen, Jr., P.E., P.L.S.  
P.E. La. Reg. No. 21449  
P.L.S. La. Reg. No. 4646

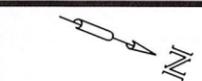


VICINITY MAP  
SCALE: 1" = 0.5 Mile

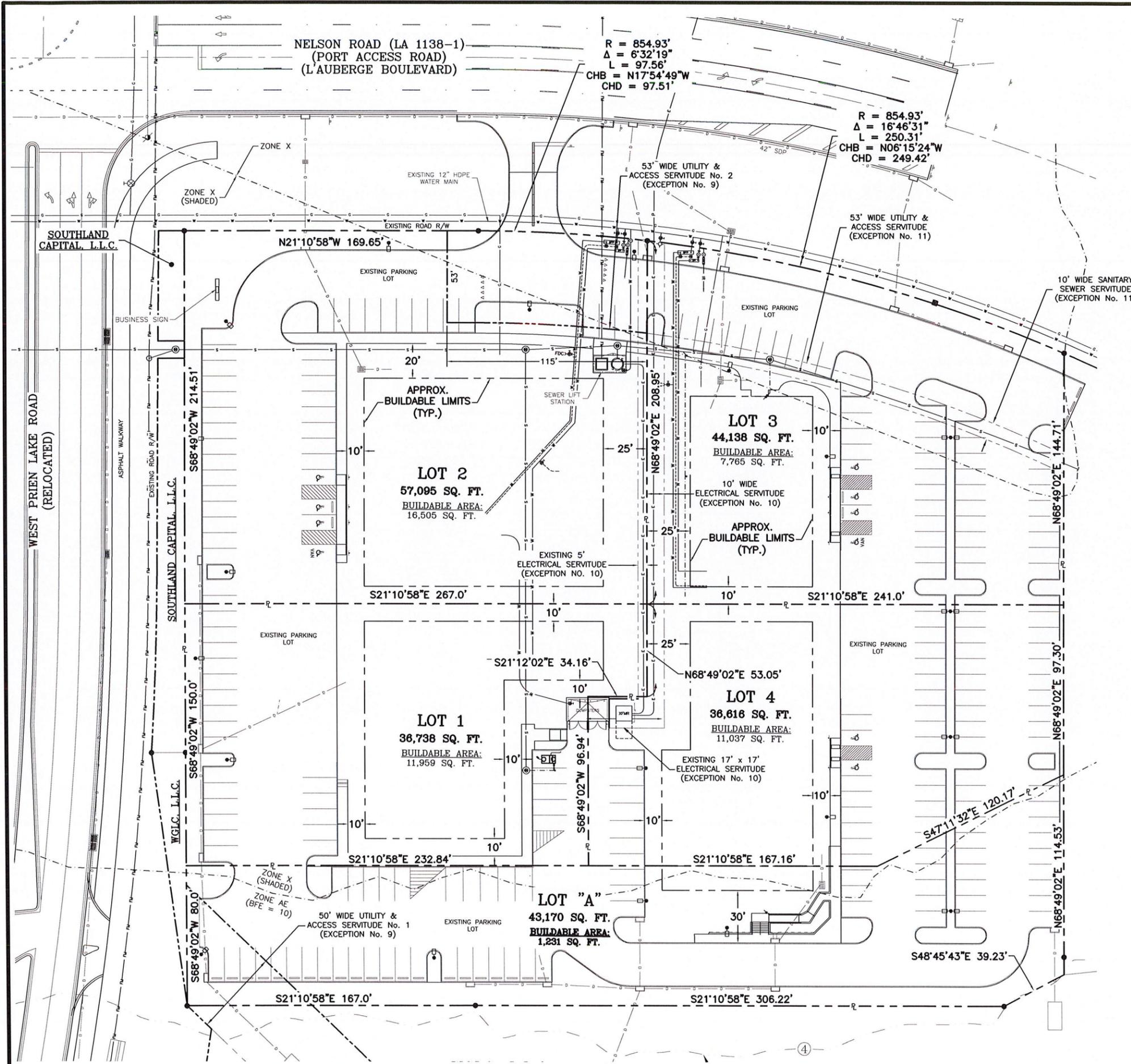
DRAWING: P-2025-3155 (2995 L'AUBERGE BLVD, HOFFPAUR PROPERTIES)  
DRAFTED BY: C. Kingery



**D. W. Jessen & Associates, LLC**  
Civil and Consulting Engineers Lake Charles, Louisiana  
440 Kirby Street Lake Charles, LA 70601  
Phone: (337)433-0561 Fax: (337)433-5842  
D. W. Jessen, Jr., P.E., P.L.S. Cole R. Thompson, P.E.



SCALE: 1" = 30' (24x36 SHEET)  
SCALE: 1" = 60' (11x17 SHEET)



# Letter of Intent

**Date:** 1/5/2026

**To:** City of Lake Charles Planning Department

**RE:** Zoning Variance Request for Boutique Bed & Breakfast at 1400 Bank Street

Dear Planning Department Members,

My husband Eric and I respectfully request a zoning variance to operate an owner-occupied boutique bed and breakfast at **1400 Bank Street**, an historical home built in 1929. We believe this adaptive use represents the ideal way to preserve this important property while enhancing the surrounding neighborhood and contributing to Lake Charles's growing cultural tourism.

## **Our Vision**

We propose a traditional bed and breakfast limited to 3 guest rooms, where we will reside full-time as owner-operators. This is not a rental property or absentee operation—we will live in the home, personally host guests, prepare breakfasts, and maintain direct oversight of all activities.

## **Preserving Historic Character**

The home at 1400 Bank Street deserves preservation and ongoing investment. Operating a B&B provides sustainable economic means to maintain this property to the highest standards while keeping it as a single-family residence. We will preserve architectural integrity, invest in appropriate restoration, and ensure this home remains a neighborhood asset for generations.

## **Community & Economic Benefits**

Through partnerships with Visit Lake Charles and Louisiana Tourism, we will showcase the best of our city—directing guests to local restaurants and shops. This creates economic impact beyond our property while positioning Lake Charles as a cultural destination. Our B&B will serve as an ambassador for the city, providing genuine southern hospitality that encourages visitors to explore, spend locally, and return.

## **Minimal Neighborhood Impact**

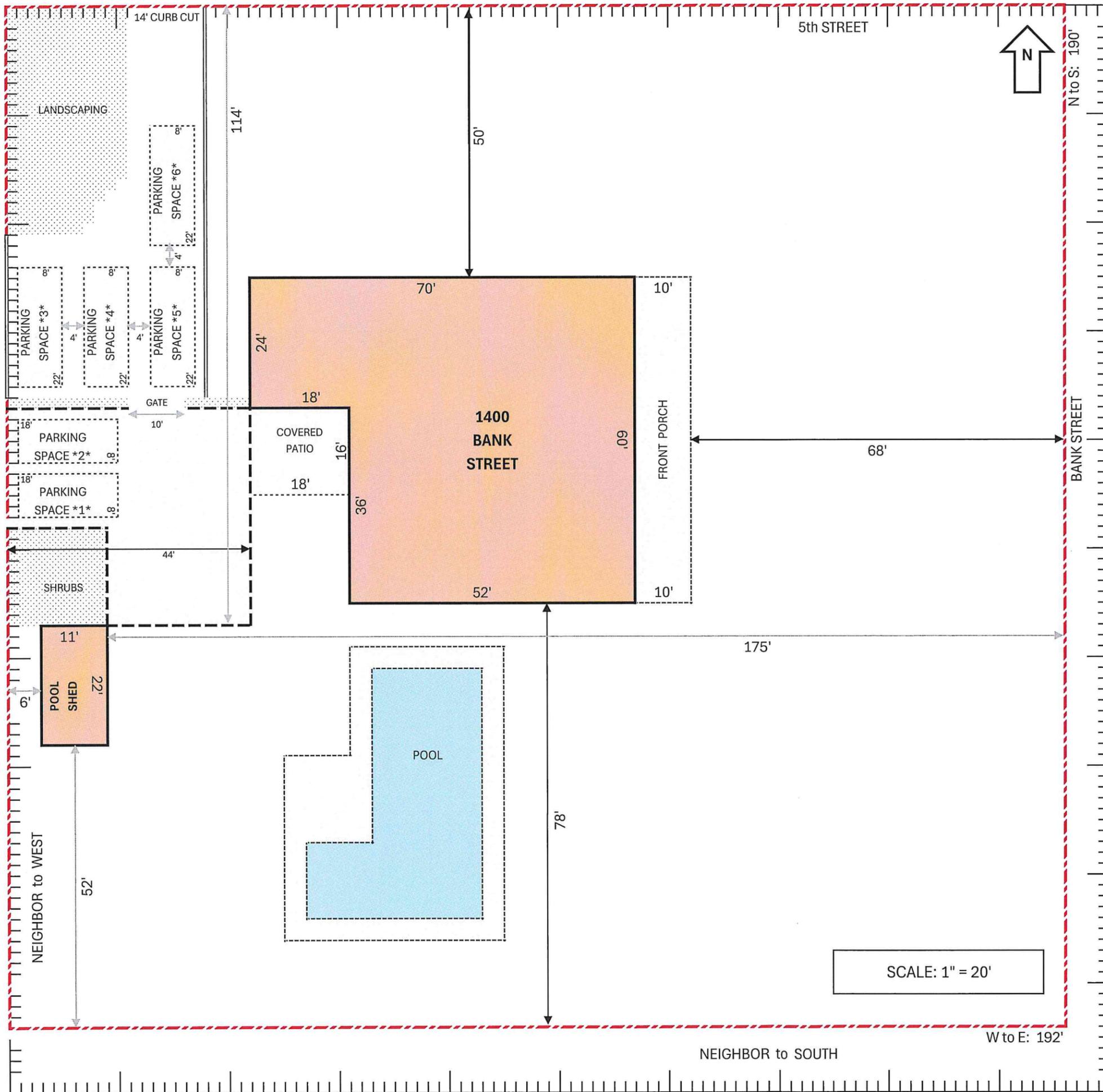
Our operation will maintain residential character: limited guest capacity, owner occupancy, off-street parking, established quiet hours, and personal oversight ensuring respectful guest behavior. We will be permanent, invested neighbors who enhance rather than disrupt.

## **Request**

We request the Planning Department grant a zoning variance allowing **owner-occupied bed and breakfast operation at 1400 Bank Street**, with appropriate conditions ensuring quality standards and neighborhood compatibility. We welcome the opportunity to present our full business plan, discuss operational guidelines, and address any questions or concerns.

Respectfully submitted

  
  
  
**Proposed Use:** Owner-Occupied Boutique Bed & Breakfast (3 guest rooms)



ATTACHMENT: SITE PLAN of EXISTING STRUCTURES at 1400 BANK ST  
 NAME: ERIC & CLARE COLEMAN  
 DATE SUBMITTED: 1/5/2026

- SITE PLAN DETAILS:
- a) Dimensions, House: see site plan  
 Dimensions, Pool Shed: 11' x 22'
  - b) Dimensions, Parcel: 190' x 192'
  - c) Setbacks, House: 50'-N / 78'-S / 44'-W / 68'-E  
 Setbacks, Pool Shed: 114'-N / 52'-S / 6'-W / 175'-E
  - d) Curb Cut: 14'  
 Parking Facilities: see site plan  
 Buffering Type: 3" high wood edging
  - e) Adjacent Property Land Use: residential homes (qty 3)

SCALE: 1" = 20'



DATE 09/30/2025

## Letter of Intent

To whom it may concern-

This letter is to show intent of Chuck Stenbeck (Applicant) to submit a zoning request for a special exemption regarding 2925 Industrial Avenue Lake Charles, Louisiana 70615 (Property). Applicant request that the Property currently zoned as "Multi Use" receive special exemption to include Property to be designated for use of "Light Manufacturing".

**Applicant:**

Chuck Stenbeck  
[REDACTED]  
[REDACTED]

**Property:**

48,320 sq ft office/warehouse on 2.96 acres  
2925 Industrial Avenue  
Lake Charles, Louisiana 70615

Signed by: [REDACTED]

Applicant- Chuck Stenbeck

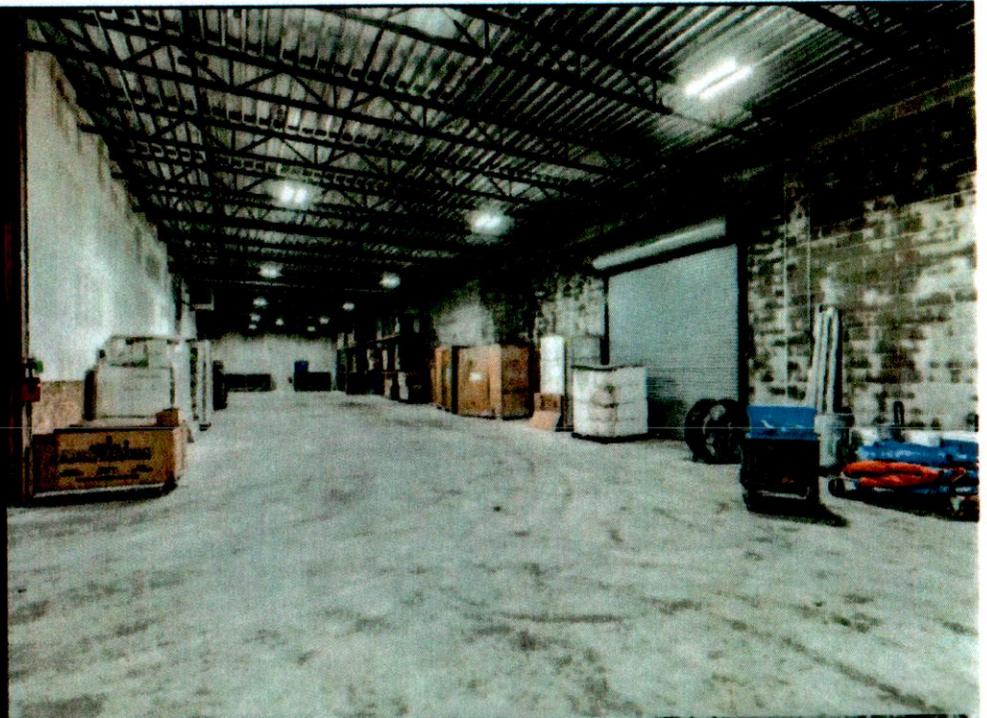


# PRIME OFFICE/WAREHOUSE PROPERTY IN LAKE CHARLES

2925 Industrial Ave  
Lake Charles, LA 70615

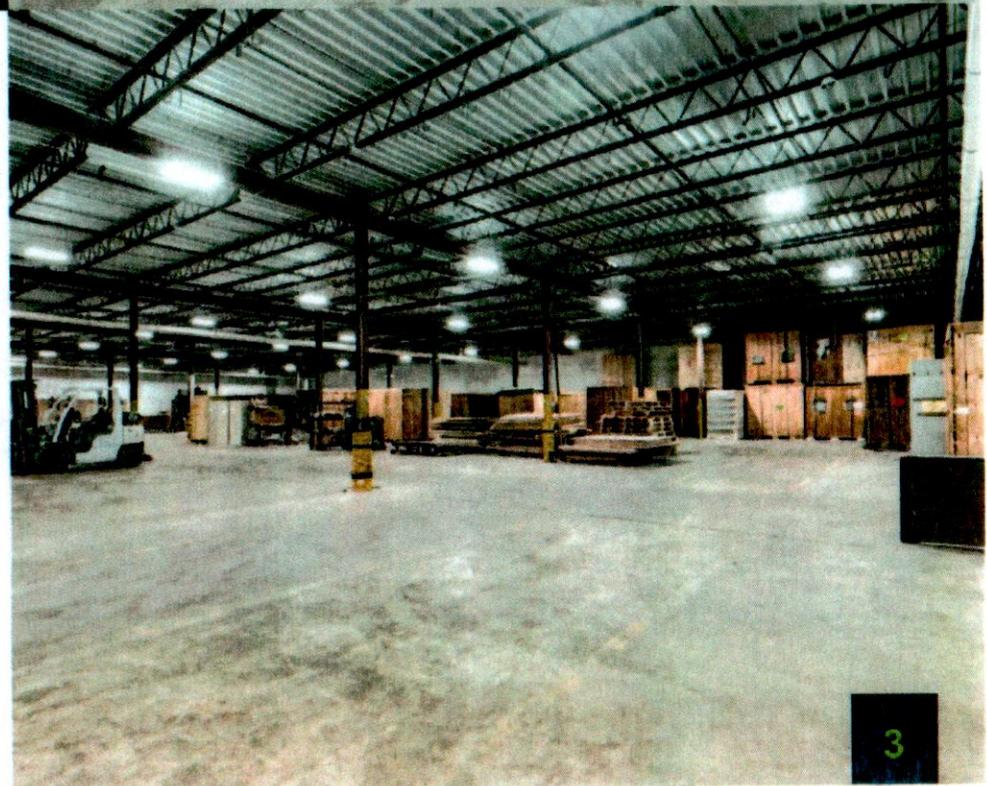
## INVESTMENT SUMMARY

This fully renovated 48,320 sq. ft. office/warehouse distribution center in Lake Charles offers a great opportunity for investors or owner-users. The 2,112 sq. ft. office features a reception area, four offices, a meeting room, and restrooms. The 46,208 sq. ft. warehouse has 18' ceilings, HVAC, and includes (1) 12'x12' ramp access overhead door, (1) 12'x12' dock height door, and (4) 10'x12' dock height doors. The entire loading area is paved for efficient operations. The property has been totally renovated in 2025, including a new roof, ensuring long-term durability. The property is fully secured with a fence and gate, with a paved parking lot at the northeast corner. Additionally, an extra approximately 0.6 acres of land is included, ideal for a multitude of purposes such as storage or a laydown yard. It is just minutes from Interstate I-210, providing excellent accessibility.



## PROPERTY SUMMARY

Offering Price	\$4,799,000.00
Building SqFt	48,320 SqFt
Year Built	1966
Lot Size (SF)	121,928.00 SqFt
Parcel ID	00271993 & 00271993B
Zoning Type	Mixed Use
County	Calcasieu
Frontage	480.00 Ft
Coordinates	30.2265949, -93.2173758
Year Renovated	2025

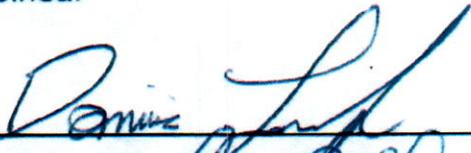
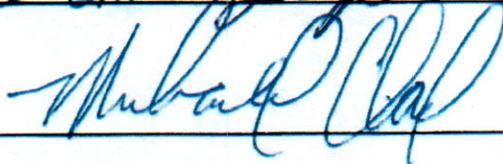


City of Lake Charles Planning

~~07/31/23~~  
1.9.26  
MOC

Re: Legacy Home Development LLC letter of intent

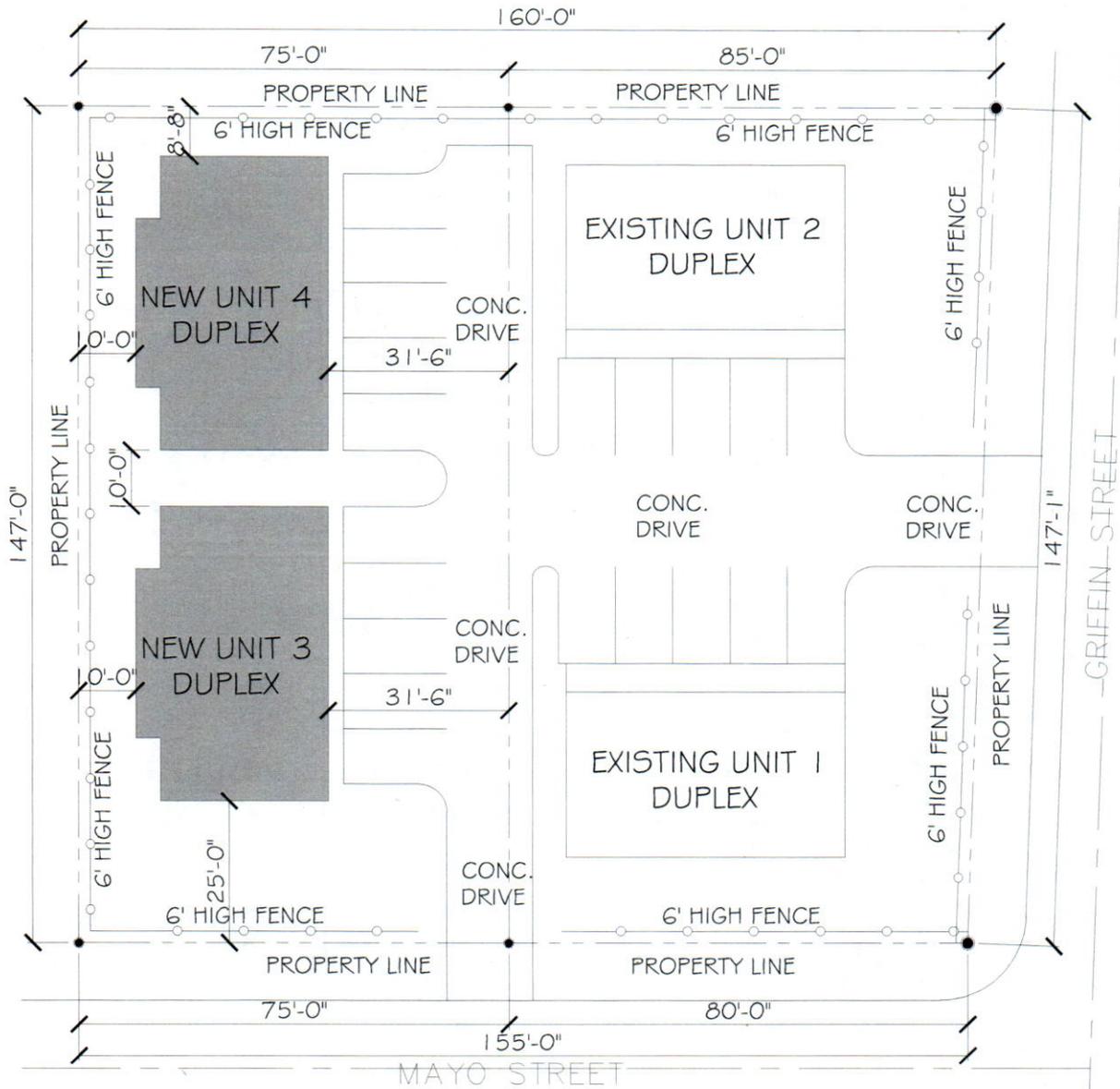
This letter is to confirm written intent for the combining of adjacent properties located at 1309 Mayo and 2458 Griffin in Lake Charles. (Dominic Landry) (Legacy Home Development LLC) has a buy/sell agreement in place contingent upon this application which request is for a "~~Minor~~<sup>Major</sup>" Conditional use permit to be issued to establish 2 new duplexes on the newly acquired 1309 parcel after they are combined.

  
\_\_\_\_\_  
  
\_\_\_\_\_

We are also requesting two variances:

- 1) rear setback of 8'8" vs. required 10'
- 2) Bufferyard reduction of 10' vs. required 15' along South property line

# DUPLEX PLANS FOR LEGACY HOME DEVELOPMENT LLC MAYO ST. LAKE CHARLES, LA. 70601



**1** SITE PLAN  
SCALE: 1" = 30'-0"



## Letter of Intent

**To:**  
**Planning Department**  
**City of Lake Charles**

**Property Address:** 4820 Nelson Rd, Lake Charles, LA 70605

**Subject:** Request for Special Exception

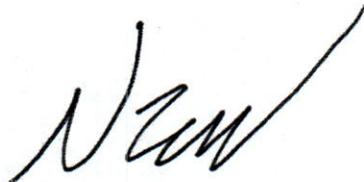
I, Nathan Ramirez, the applicant, hereby submit this request for a Special Exception to reduce the required minimum parking spaces from four (4) to three (3) at the property located at 4820 Nelson Rd, Lake Charles, Louisiana, which is currently operating as Take 5 Oil Change.

This request is submitted in response to a Violation Notice issued by the City of Lake Charles regarding insufficient parking. The proposed adjustment will allow the property to comply with applicable zoning regulations while maintaining safe and efficient operations for customers and staff.

Respectfully,

Nathan Ramirez

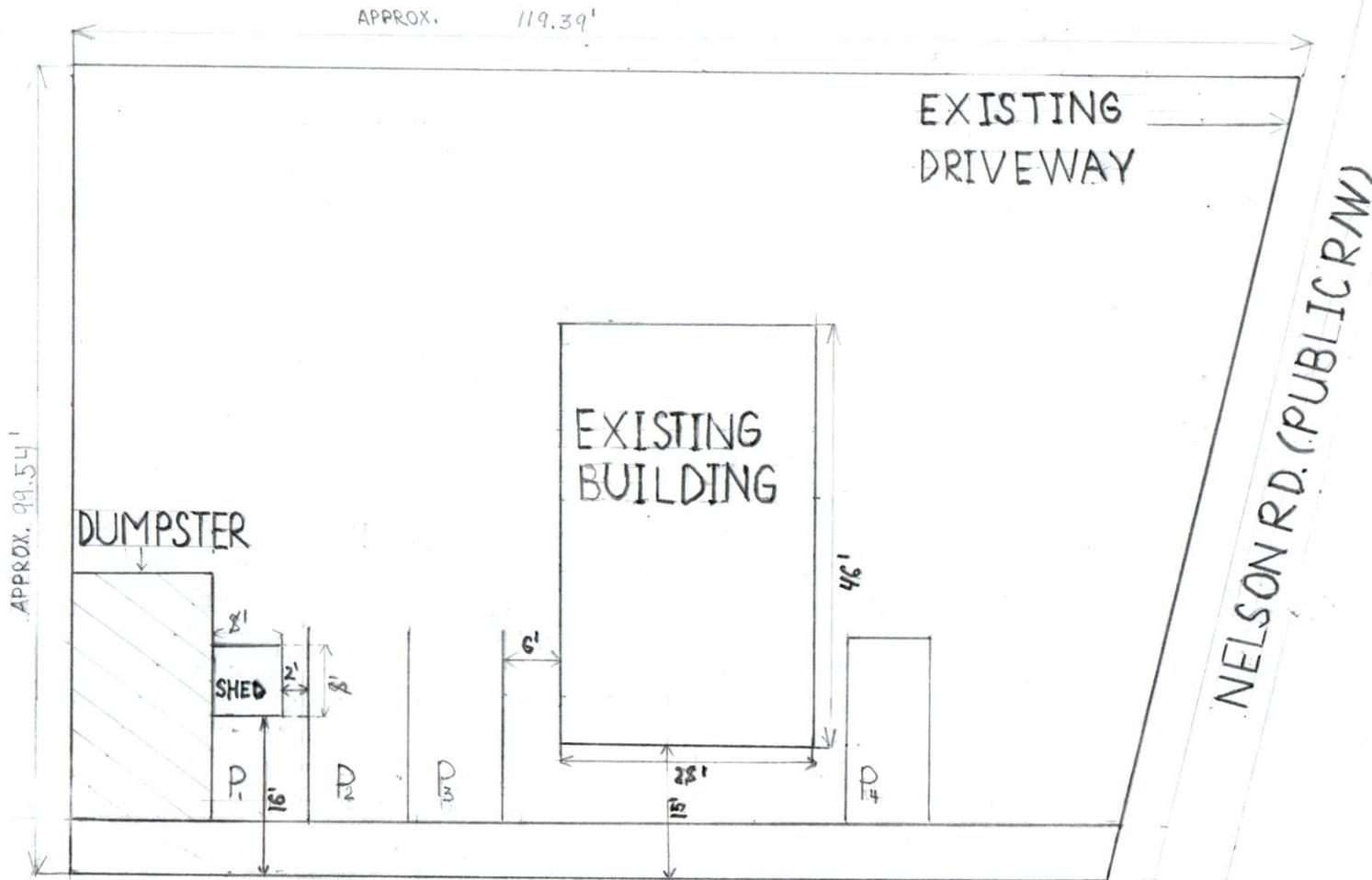
Signature:



Date: 1/7/2026

PARCEL DIMENSIONS PER LEGAL  
DESCRIPTION APPROX. 119.39' x 99.54'  
PARCEL SHAPE APPROXIMATE, BASED  
ON GIS/AERIAL IMAGERY

SCALED SITE PLAN  
4820 NELSON RD., LAKE CHARLES  
PARCEL ID: 00101346  
SCALE 1" = 20'



8/20/2025

Variance Request

City of Lake Charles  
Planning and Zoning Commission  
326 Pujo Street  
PO Box 900  
Lake Charles, La 70602

[REDACTED]  
[REDACTED]  
[REDACTED]

Dear Planning and Zoning Commission,

I'm asking permission for a variance to construct a shop/garage (accessory building with no intended use) on my property located at 623 Martin Luther King Highway. This shop will replace my prior shop that I've owned for the past 20 years that was damaged by the last hurricanes and demolished. This lot is in a commercial and residential zoning area, however it will not be a resident or commercial business.

The variance request is for

1. Accessory building with no intended use.
2. Use metal siding on the front of the building consistent with all metal shops in the area.

Attached to this letter you will find a rendering of my proposed shop/garage and images of all the shops in the area.

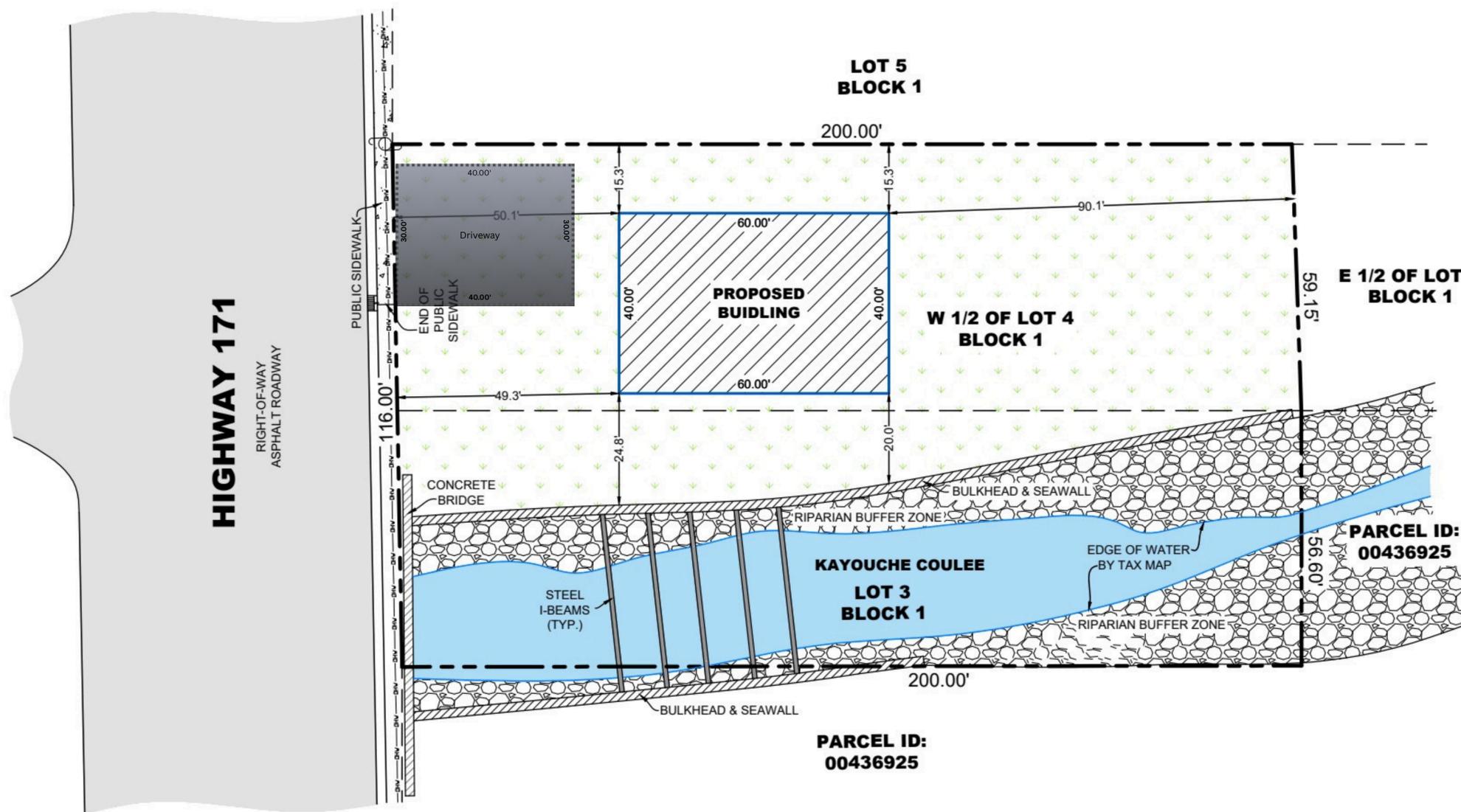
This building will be constructed with all required setbacks, elevation requirements in conformity with all building codes. No rise study is completed with no required design changes. Initial elevation study is completed and incorporated in the building design and budget.

*Jose Camen*  
*8/20/2025*



**LOCATION SKETCH**

NOT TO SCALE



**THIS PROPERTY DESCRIBED AS:**  
 LOT 3, W 1/2 LOT 4 BLK 1 EASTDALE SUB LESS PARCEL  
 15-15 CHALKLEY-L C HWY  
 REF1-JOHN L GUILLORY JR B 1439 P 417-78  
 REF2-OLLIE CURLEE B 2143 P 558-89  
 REF3-CURLEE, OLLIE BREAUX ET AL B 2918 P 302 B 2921  
 P 144-01  
**OWNER:**  
 CARMEN, JESSE LEE

**ADDRESS:**  
 623 HIGHWAY 171, LAKE  
 CHARLES, LA 70611

**LEGEND :**  
 LOT AREA : 23228.10 SQ.FT.  
 0.533 ACRES  
 PROPOSED BUILDING : 2400.00 SQ.FT.  
 UP  
 CATCH BASIN

**PARCEL ID:**  
 GEOGRAPHIC ID: 00423831

**SITE PLAN**

Field Date	Scale:	Drawn by:
05/02/2025	1" = 30'	DanPlans

Front of building will be covered with hardie siding (stucco) texture



# Hardie Panel HZ10 48 in. x 96 in. Primed Smooth Fiber Cement Panel Siding

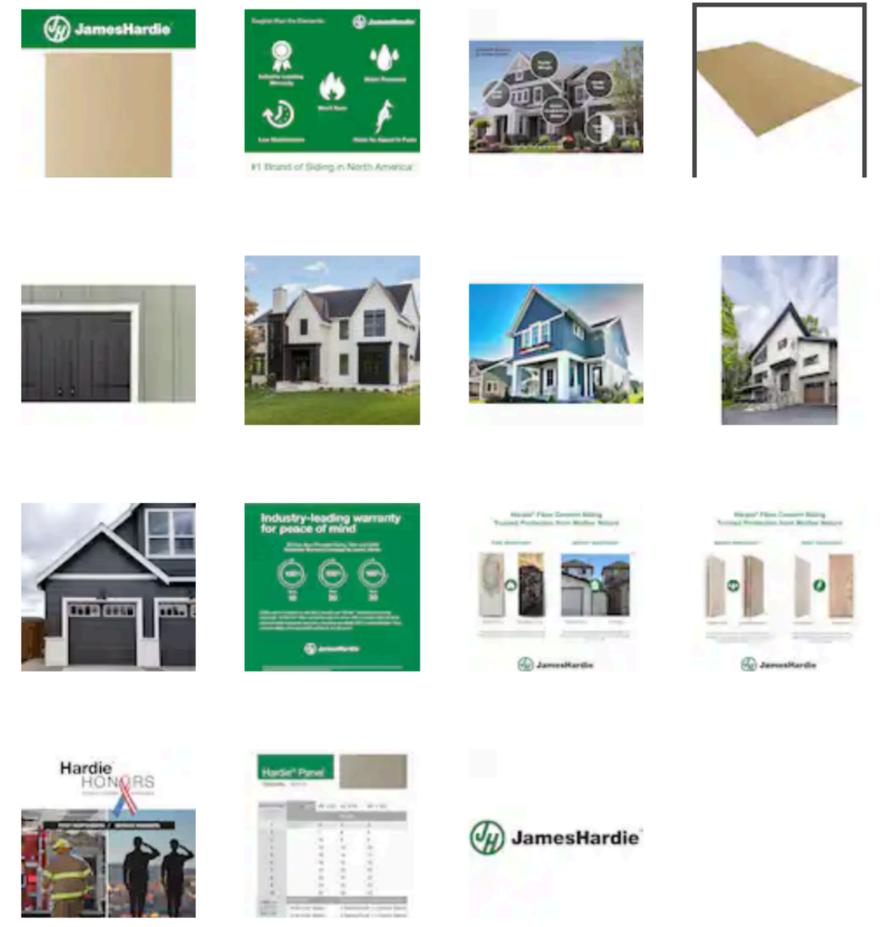
by James Hardie



Images (15)

Videos (3)

Customer Images (3)



December 19th, 2025

## **Letter of Intent for Variance**

**Planning Department  
Office of Zoning & Land Use**

**City of Lake Charles  
326 Pujo Street  
Lake Charles, LA 70602**

To Whom It May Concern:

I, **Ashton D. Lede**, am submitting this letter of intent for a Variance for:

**"Sec. 24-5-210. - Landscape requirements:**

**(6) *Minimum landscaping requirements:***

**(p) For all single-family and duplex parcels, builders shall be required to plant two Class 'A' trees per lot. At least one of the trees shall be located in the front yard. Existing quality trees of at least three inches caliper size located on the lot shall count to meet this standard."**

located in the Lake Charles Municode Codification that was presented to me a week or two by the builder before I was to close on my home with Manuel Builders. I had to file a Tree Commitment Letter with the City of Lake Charles or else the Certificate of Occupancy would not be granted.

My property is shaped like a diamond and is elevated right next to a steep curve with already limited visibility for drivers coming into the subdivision and drivers leaving the subdivision heading towards O.D. Johnson Sports Complex. A tree on the front of my property will be extremely dangerous for neighborhood children and O.D. Johnson Park patrons and their families since it would obscure the view of all drivers rounding the curve, regardless of what direction they are coming from. Please see attached pictures. I would like to add that no home on my side of the subdivision has trees in their front yards and one on mine could potentially ruin the aesthetics of the subdivision.

Furthermore, a tree in my backyard would cause an undo burden since space in my backyard is limited due to the diamond shape of my property and the proximity of my home to a fence that was erected by Elite Towing Service for their business. Again, my property is elevated above the 1% flood level and is exempt from the flood insurance requirements by FEMA. My home is essentially situated on top of a sloping hill where

any tree would be leaning unless I pay extra money to haul in dirt and have it compacted and flattened just for the purpose of meeting this ordinance.

Included with this Letter of Intent are various documents related to the purchase and nature of my property, as well as pictures showing the size and placement of the home on the property and view of the curve and neighborhood. I know that this particular ordinance is not strictly followed by builders and enforcing this would most definitely congest the local court system due to 10's of thousands of new homes in the Lake Charles area not being in compliance – potentially angering the courts and taking time and resources away from going after dangerous crimes in our city. It is my intent and goal to do this the right way and request this variance from the city in the hopes that you will listen to and understand this potential problem and approve my request.

Thank you for your time,

[REDACTED]

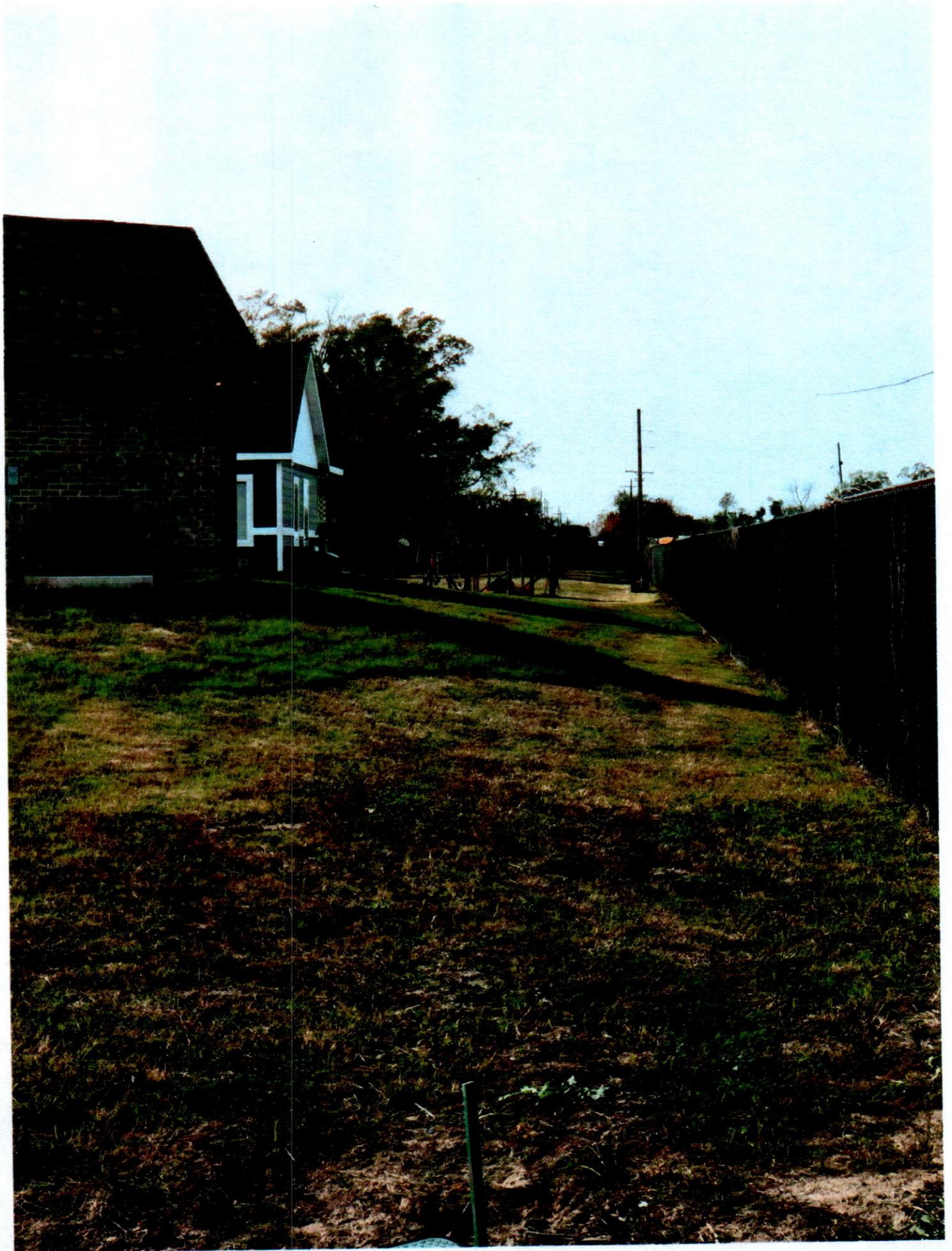
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[REDACTED]

[REDACTED]

[REDACTED]









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January 7, 2026

City of Lake Charles  
326 Pujo Street  
Lake Charles, LA 70601

To Whom It May Concern,

This letter serves as a formal statement of intent regarding the temporary storage of a portable building at the location listed below.

The portable building is being stored at this location on a temporary basis only. The storage is necessary while development and preparation of the building's permanent location are underway. Once development of the new site is completed, the portable building will be relocated accordingly.

The estimated duration of this temporary storage is approximately **six (6) months**, subject to completion of the development work at the new location. No long-term placement or permanent use of the portable building at this temporary site is intended.

Temporary Storage Location:  
707 E. School Street  
Lake Charles, LA 70607

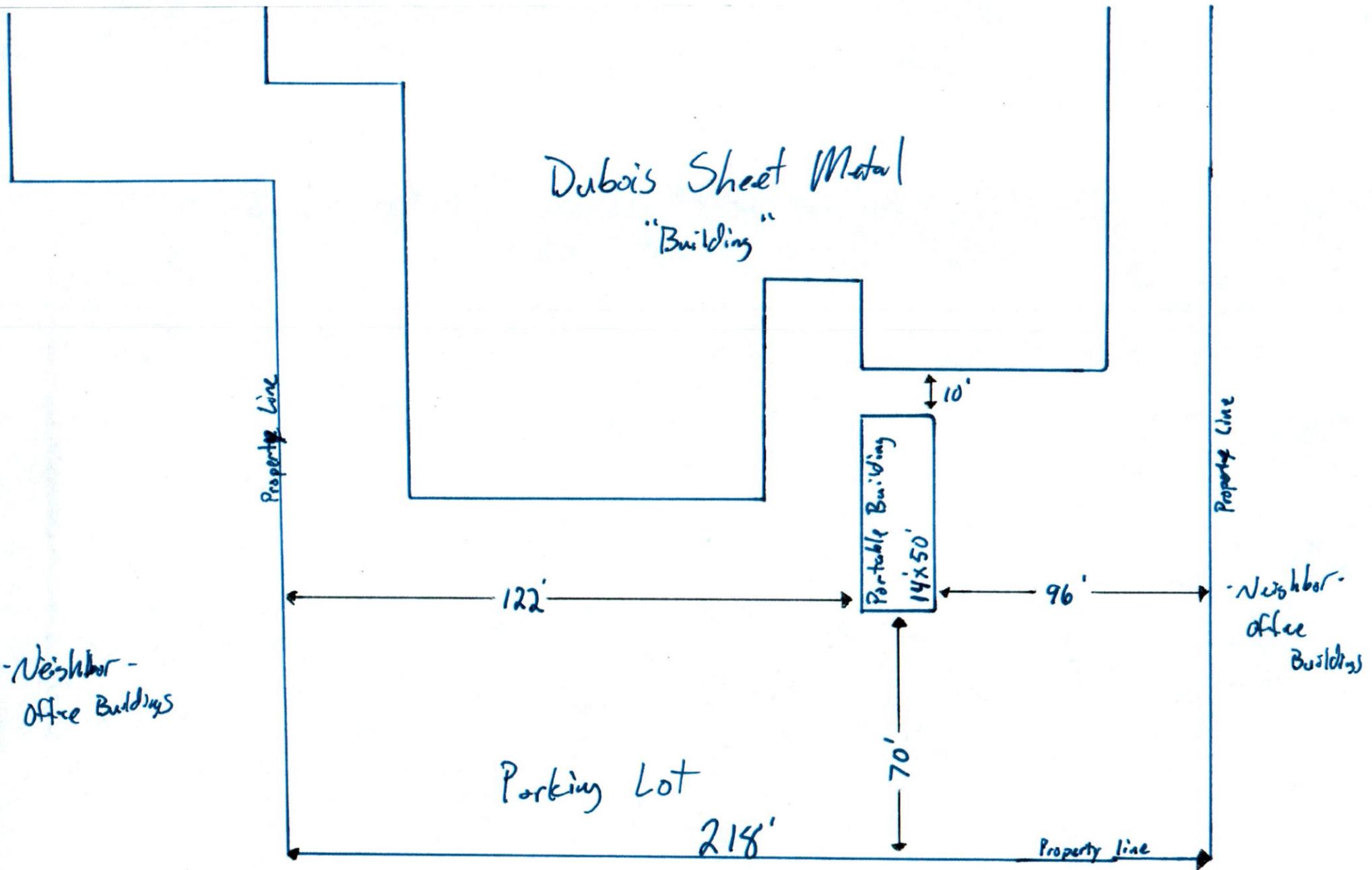
Future Permanent Location (upon completion of development):  
Dry Creek, LA

Sincerely,

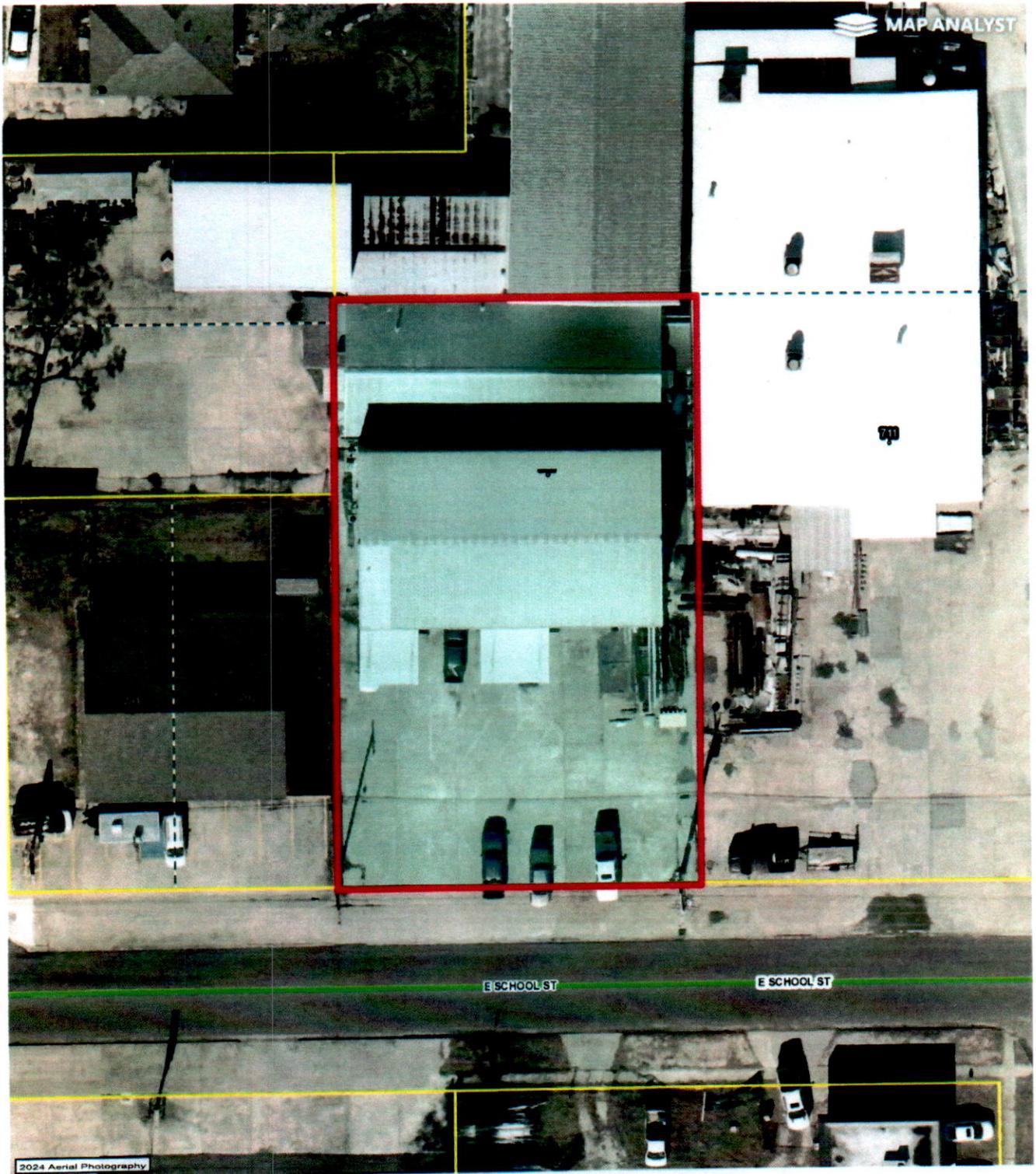


NICHOLAS DUBOIS





— — — — East School St. — — — —



Maintain unpermitted carport  
with reduced front setback of 17ft.

Craig Bryant

N. Prenter St

25ft from property to carport 14 ft Carport to streets edge

20ft

7ft

Car Porch

18ft

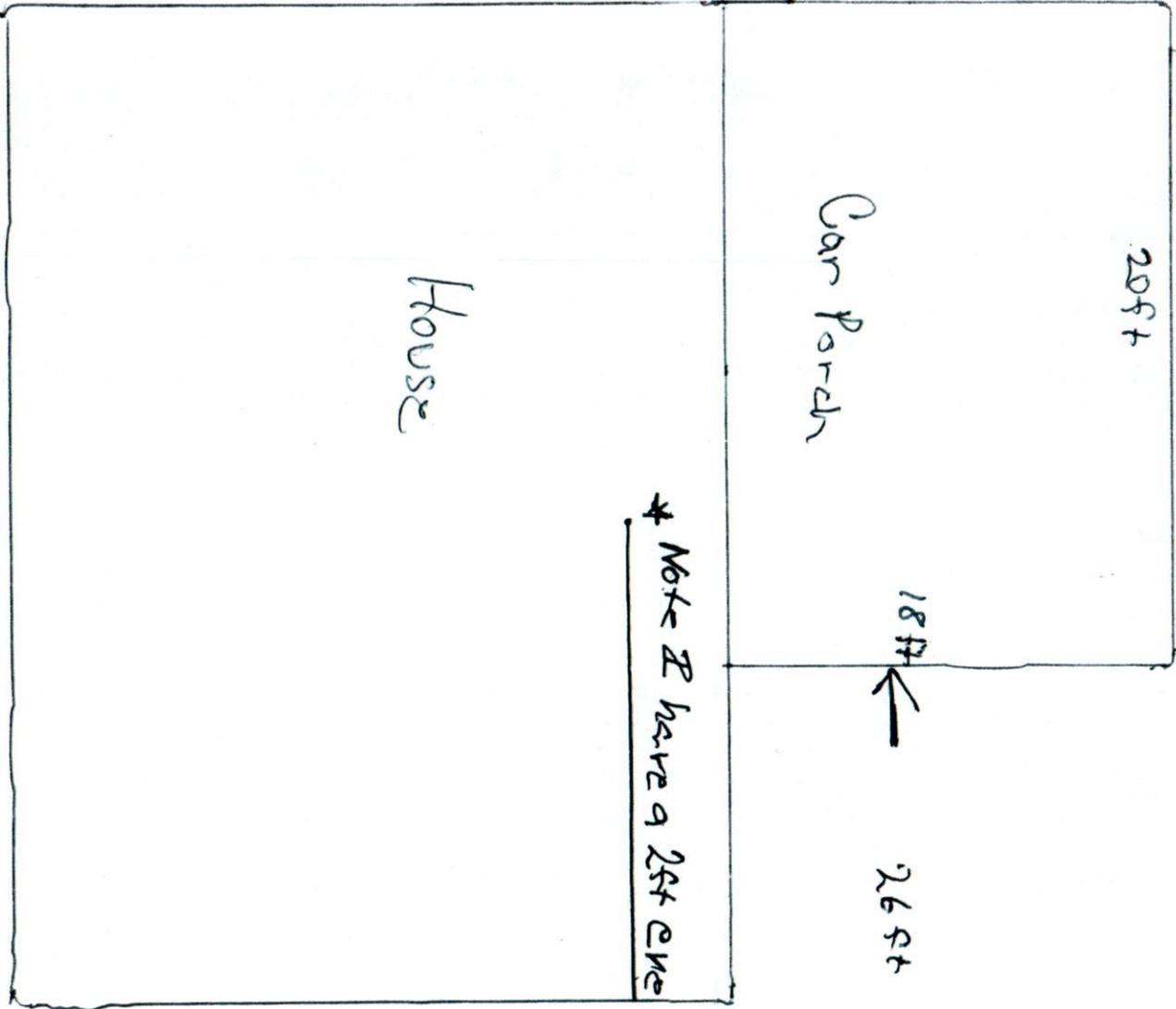
26ft

House

Note I have a 2ft eave

House Edge

Brooks St





# MOSS REED ARCHITECTS

January 15, 2026

City of Lake Charles – Department of Planning  
326 Pujo Street  
Lake Charles, Louisiana 70601

Re: Letter of Intent – Request for Buffer Variance  
Project: Living Water – Lake Charles Global Methodist Church (Phase 1 Sanctuary)  
Address: 5497 Weaver Road, Lake Charles, LA 70605

To whom it may concern,

This Letter of Intent is submitted on behalf of Living Water – Lake Charles Global Methodist Church in support of a request for a variance to the buffering requirements of the City of Lake Charles Zoning Ordinance for the property located at 5497 Weaver Road.

The proposed Phase 1 development consists of a 12,400-square-foot church sanctuary and associated site improvements within a Residential Dwelling District. A church is a defined use within the zoning ordinance and is permitted by conditional use in this district. When located adjacent to residential properties, the use represents an intermediate degree of difference for purposes of buffering and compatibility.

### Variance Request

The applicant respectfully requests approval to allow the following buffer widths:

**West property line (Weaver Road frontage): 13 feet**

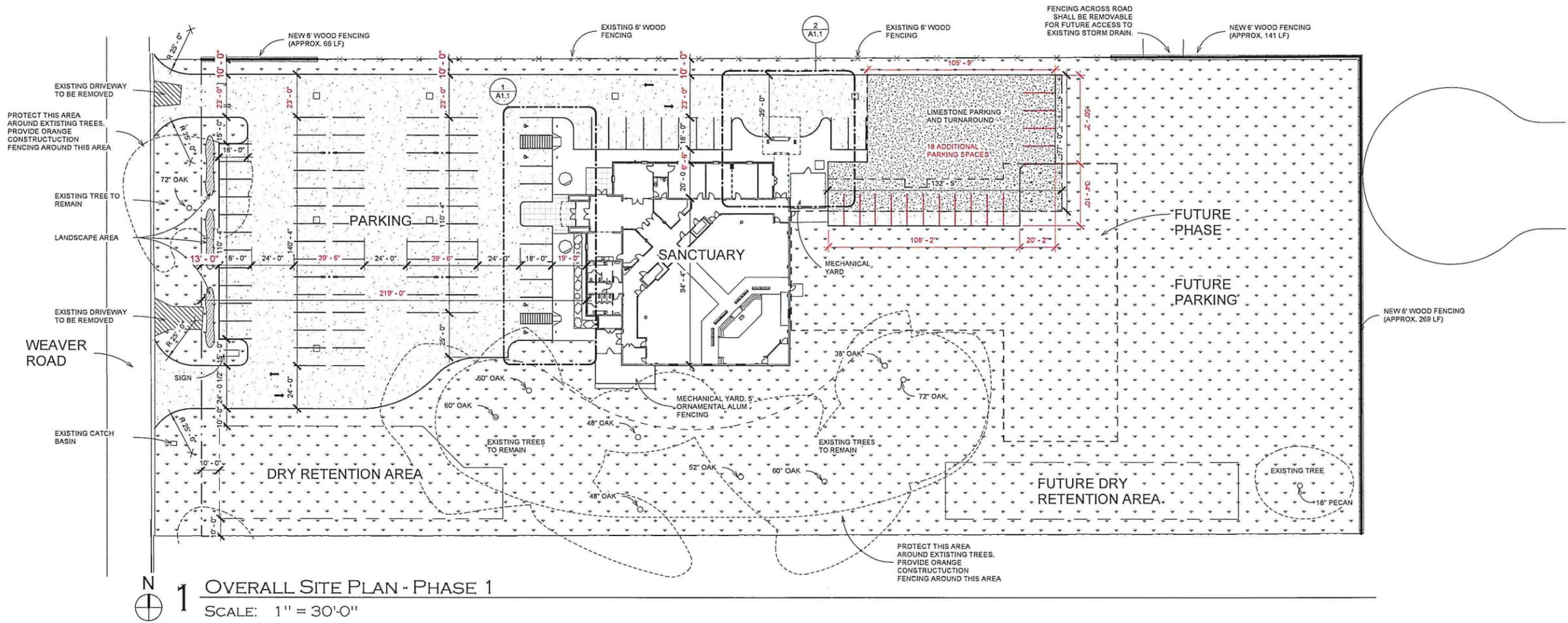
**North property line: 10 feet**

We respectfully request favorable consideration of this variance request.

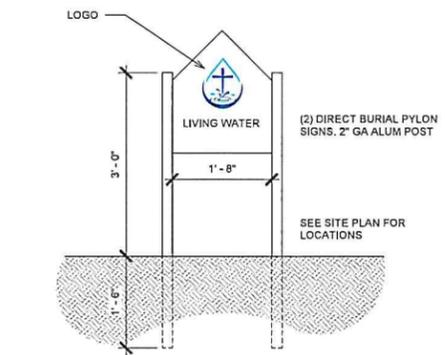
Sincerely,



Ravelle Reed, AIA  
Moss Reed Architects, LLC



**1** OVERALL SITE PLAN - PHASE 1  
SCALE: 1" = 30'-0"



**2** POST & PANEL SIGN  
SCALE: 3/4" = 1'-0"

**LEGEND**

- |  |                        |  |                           |  |  |
|--|------------------------|--|---------------------------|--|--|
|  | CONCRETE PAVING        |  | SCORED & STAMPED CONCRETE |  | POLE LIGHTS                                    |
|  | LIMESTONE PAVING       |  | EXISTING FENCE            |  | CATCH BASINS                                   |
|  | EXISTING               |  | NEW FENCE                 |  | DWARF YAUPON IN PROPERLY PREPARED PLANTING BED |
|  | EXISTING TO BE REMOVED |  |                           |  |  |

**EXISTING TREES:**

- 1 PECAN @ 18" Ø
- 1 OAK @ 38" Ø
- 2 OAKS @ 48" Ø
- 1 OAK @ 52" Ø
- 3 OAKS @ 60" Ø
- 2 OAKS @ 72" Ø